## NEW YORK IS BEHIND REAL ESTATE—OUT OF CITY. NATION IN BUILDING

Lacks 5.5 Per Cent. of Construction Volume Reached in 1910-13.

By MORTON C. TUTTLE, Secretary Abertham Construction Company, Boston, Mass.

From 1819 to 1919 it was possible to Herald, Herald aguars. three months of the years the probation for the entire year. The isometime for the entire year. In Spring Lake, N. J. - New is room indicate occupancy is trueted in the love intention, everything in perfect order and rendy for inspection, everything in perfect o or ast from the building reports of the take this basis for 1920 we may exare the figure of \$780,408,000 for Jan-

and only one year where it has exceeded \$1,700,000,000, the highest year The other high spots of the last mile were as follows:

But it does not have to be emphasized that \$1,000,000 of building to-day means for less than \$1,000,000 of building meant or ten years ago. Relative unit

1919, which was the previous best

Figures for Metropolitan Area. If, therefore, we refigure the building programmes of previous years on the basis of this year's prices we find the

following results:

New York is evidently not holding her primary of the first years of the decade, when 30 per cent of the building construction was hers. But this year's 24.5 per cent compares favorably with the 30 per cent, of the past five years and represents a building bulk greater than of the sum o

the sum of the two largest previous to rent for July and August, five rooms and bath, house accessed throughout, furnished.

The completion during 1920 of the stupendous building programme needed will depend upon a number of factors.

Press despatches tell us that renewed.

The completion of the stupendous building programme needed will depend upon a number of factors.

N. J., 7 rooms, reception hall and building programme needed awards in Chicago have the completed in N. Arilington, N. J., 7 rooms, reception hall and building programme needed awards in Chicago have the completed in N. Arilington, N. J., 7 rooms, reception hall and building programme needed awards in Chicago have the completed in N. Arilington, N. J., 7 rooms, reception hall and building programme needed awards in the complete of the stupendous programme needed awards in the complete of the stupendous programme needed awards in the complete of the stupendous programme needed awards in the completion of the stupendous programme needed awards in the completion of the stupendous programme needed awards in the completion of the stupendous programme needed awards in the completion of the stupendous programme needed awards in the completion of the stupendous programme needed awards in the completion of the stupendous programme needed awards in the completion of the stupendous programme needed awards in the completion of the stupendous programme needed awards in the completion of the complete of the completion of the comp

Por sale or rent, furnished or infurnished, modern spactous home, 14 rooms, 3 baths, electic light, steam heat; 50 minutes Lacks wanns, 12 close light, steam heat; 50 minutes Lacks wanns, 12 close light elevation; extended view; 4 acres; garage, 17 316 Heraid, Hayald square.
FOR sale, 9 room house; ail improvements; no car garage and chicken coop; plot 114x 200 Address, BELMAR SPRING WATER, littles wood, N. J.

of goes with property of the property of the horizontal points of the heating plant, large garage, stable for five horizontal plant, large garage, stable for five horizontal

lome. Address C. L. MEYERS, 149 Church provided into \$4,270,000,000 worth of control by December 31 throughout the control.

New house, six rooms and bath, all improvements, let 43,223 feet deep, one block from railroad station, trolley running by door. The magnitude of this total will be appreciated when it is compared the building figures for preceding ars. There have been only four years are follows. The other high spots of the last six words and popular have an follows.

In other high spots of the last six words and popular have as follows. attractive bungatow of four rooms, hall and sleeping porch; electric light; hot and cold water; garage; with about 15 acre of ground; price \$4,000. If desired can include 2 acres of ground and poultry houses for \$6,500. Also eight room atucco house with 5 acres of ground, price \$6,500. Miss J. K. TAYLOR, room 410, 522 5th av., New York city.

FOR SALE OR RENT, FOR SALE OR RENT,

A Densitiful Summer Bingalow,
near 11 regalore and best bathing, in a
high mass section of the Jersey coast - ight
rooms, bath, maid's room; garage for 2 cars.

All Improvements.

Send for photographs and price.

Send for photographs and price.

Send for photographs and price.

Send for photographs and price. Send for photographs and price.
ARLINGTON D. ISHAM, Sea Girt, N. J.
Telephone 879 Spring Lake.

CENTLEMAN having large interest in real content of the description of

Astor Court Huilding,

18 West 53th st., Now York City.

OR sale, a small bungalow at Denville heatiful location; convenient to hotel and ore inodern improvements; can be seen by pointment price \$1,800. B., 907 Sun-Herald.

ONE SALE—Attractive residence in choics valion, Montciair, N. J., 12 rooms, 2 he, all improvements, 21,000; one new house, 11 rooms and two baths, all improvements, \$14,000. The wholes are road, Montciair, N. J. 12 rooms, 2 he, all improvements; large grounds; valies to station; Price \$20,000, Apply 513 Sun-Herald.

UNISHED house, 7

rooms, bath, electricity, city water; double garage, lots fruit; plot 250x400; price \$8,000, SCHNARENDORF, Stevens av. RIDGEFIELD PARK-Eight rooms, garage large plot; shade and fruit; oak floors and trim; restricted, \$2 Union place.

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In a select section of the

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FOR sale in Hackensack, N. J., physician's

modern private residence every room flowers. Shrubbery,

seatiful outlook; ground 98,150 convenient

that annual contracts were placed dur
ing the first three months of the year.

April I amounted to \$182,568,000 it would

appear that if 1920 is to follow its prede
cessors the total building volume ex
meter day be placed at \$1,000,000 for

by year. This compares with \$51,000,000

FOR SALE at Plainfield, N. J. Descrifed

Datch colonial home, eight rooms, list.

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SEBURBAN STUDIO HOME—Will, satisfice can remain on mortgage, which can

then the 1919 figures by 54 per cent.

In New York and northern New Jer
sea that constance.

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then 1919 figures have garee on the same provention.

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SUBURBA FINE COUNTRY HOME-Beautiful, large new, seven room house, converiently units 10 acres (lilable) barn, chicken house plenty grapes, fruit trees; 5 minutes watk P. R. R. station; splendid location; must sacrifice; \$2,500 cash, balance terms to suit. Particulars address owner, MESSINA, Deans, N. J. FOR sale, new H<sub>2</sub> story, seven rooms, \$3,000; for English, American family only; three miles from Elizabeth on Morris avihouse next to Union Post Office or see the locatity and select a lot to build. Mail address W. W. DELAP, care Elizabeth Nursery Co., Elizabeth, N. J.

GENTLEMAN having large interest in real egiate wishes to dispose of same price and berng reasonable; properly coulsts of SIN room house, bath, glass porch, copper

VERY ATTRACTIVE BUNGALOW.
SIX ROOMS AND BATH, FULLY
FURN'\*HED, NEW PIANO AND
VICTROLA RUGS, CUT GLASS,
CHINA, DOUBLE GARAGE, PLOT
100:200: FINE VIEW OF MOUNTAINS
AND LAKE, TOO FEET ELEVATION,
IMMEDIATE POSSESSION, FRANK
E MILLER, DENVILLE, N. J. OFPOSITE DIAMOND SPRING INN.

Press despatches tell us that renewed strikes in Chicago have resulted in pantry to 37th 1807 room for garage up to boosting the price of common building labor to one dollar per hour, and skilled labor to one dollar and twenty cents per hour.

REAL ESTATE—OUT OF CITY,

HOUSE, Just completed, in N. Arlington, N. J. Trooms, reception hall and butler's VERY stractive house, hail, living room, dining room, pantry, kitchen, four good size betrooms, bathroom second floor; large attle, all improvements, just tastefully decorated in the complete of the complet

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New Jersey—Sale or Rent.

New Jersey—Sale or

FARMINGTON, CONN.—Beautiful country estate, with newly rebuilt true Culonial residence of 16 rooms and five baths: 57 acres of land, including mountain ledge view, two acre trout pond, brooks, natural springs, &c. Offered for sale by SKINNER HROTHERS, Hartford, Conn.

FOR SALE—Fine old rebuilt house, furnished, Dutch over, fireplaces, big garden and brook, on the banks of a river and near the sea, with hills and forest for background; a fine home in which to weather the coming financial storm; \$3,000, \$2,000 cash, balance mortgage. A. I. BESH, Niantic, Conn.

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House, 10 rooms, I baths, electric lights, hot water, large living room with fireplace, dining room, sunny breakfast porch; 14 miles from station; excellent neighberhood; lot 100x240; trees, fruits; garage two cars; \$18,500, GEORGE D. PEABODY, owner, or local agents.

SUMMER RESIDENCES TO LET.

local agents.
HOUSE of 15 rooms, overlooking harbor near water; modern conveniences. Y., 636 Sun-Heraid. Sun-Herald.

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price \$15.000. H. E. DANN, Norwalk, Comb.

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FOR Sale—35 aeros, heautiful bungalow, bain or sarage; bungalow fully furnished, bain or sarage; bungalow fully furnished, price \$4,500, make us an offer; owner lives for away; must sell. D. B. CORNELL CO, tirent furrington, Mass.

FOR Sale—1 acre land, 10 room house which would cost to build now \$2,500, situated on Green River; fruit, barn; price \$2,500, D. B. CORNELL CO, Great Barrington, Mass.

FOR Sale—3 lakeside properties suitable for book or strik; earne, from \$2,200 up. D. A furnished books of Elizabeth, N. J. 10 A furnished books in Elizabeth, N. J. 10 A furnished FOR Sale-3 inheside properties suitable for boys' or girls' camps, from \$2,260 up. 15. B. CORNELL CO., Great Barrington, Mass.

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PEAUTIFUL country estate of 53 acres in the Penllyn-Gwynedd Valley ruburban section, 30 miles from City Hall, Philadelphis 15 to 2 hours from New York city. Colonial mansion house with 5 living rooms, 9 bed chambers, 2 baths, located in 5 acres law with old stade and shrubbers; gardeners cottage, 7 rooms, all conveniences. Large cottage, 7 rooms, all conveniences. Large and coach house, large barn and poultry houses; 15 acres woods and meadows with stream and law; a beautiful place in every detail; in excellent condition; owner leaving for Australia about August 1 price \$75,000, or cent furnished at \$0,000 per year.

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lid acres ample outbulldings; 1.200 fruit trees; pretty woods and stream; price \$7,000.

Send for pictures and accurate details.

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18 ACRE FARM, near New Brunswick; 7 room house, barn and outbuildings, stock and copps; price \$6,500; part cash, Mrs. A.

SWILLER, 29 Bay 236 s. Brunswick; 8 most attractive shape home.

room house, barn and outbuildings, stock and crops; price \$6,500; part cash, Mrs. A. SWILLER, 29 Ray 23d st., Bruoklyn.

27 ACRE FARM, BARGAIN. High elevation, just off State road, 5 minutes walk in depot; hourly trains, 10 room house; fine old stade; new harn, poultry buildings; extra good land, fine for truck; poultry, fruit, nice young peach or chard; apples, nit trees; immediate poses sion. Price \$4,700, part cash. Write, also send for lithstrated Farm Catalogue, BRAY & MACGEORGE, VINELIAND, N. J., or 1077 DREXEL, BUILDING, PHILADEL-PHIA, Fa., or VINELAND, N. J.

A furnished house in Elizabeth, N. J., 10 rooms, two bathrooms, large plazzas and grounds; all modern improvements; cod and airy, three months; best neighborhood; rest low to desirable tenant. Telephone Elizabeth SSIM, or Elizabeth 612M.

Congress St. West; 5 minutes walk of hotel; for business if desired. C. HAMILTON, 698 Congress st., Pertland, Me.

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COTTAGES, camps and bungalows for rent in the White Mountains at Bethiehem, rect \$250 and un; all modern improvements. L. B. GACHUS, Bethiehem, N. H.

Each of the Complete on lake with private family, furnished, for season, June 15 to September 15, all conveniences. Apply G. TRETT, 961 St. Nicholes av. Apr. 62.

ATTRACTIVE twelve room house, Parkull, Youkers, for cent from June 1 or sooner, for summer months; two large purches, line grounds. For parthulars phone Yonkers 761.

BUNCALOW, new, on the famous "Knob," Mount Pocono, Pa., near hotel and depot; four rooms, bath and garage, \$550 for the Season.
O. S. DICKSON, 246 Pearl at

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SUMMER RESIDENCES TO LET, SUMMER RESIDENCES TO LET.

baths, sleeping Powers, 2 servants bud-rooms and baths; Estage for two cars; gar-den and flowers; selacent to golf slot and bathing beach; owner, going abroad, will accept low figure from desirable family. For further particulars apply to PRANCIS M. RULAND, 47 West 5th, st., N. V.

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Beautifully situated Cologial house, 1.65 acres; on golf links; four master's bedrooms, two baths, two servants rooms, seryants' bath; two sun poroles, glassed and severaed; living room, dining room, library, kitchen; all splendidly furnished electrically eautiped laundry; garage for one car; delightful shade, spring and brook; rent June 1 to October 1, \$2,000. Phose Dobbs Ferry 118.

AT MARGARETSVILLE IN THE CATSRILLS.
Exclusive fully furnished modern residence surrounded by fifteen acres lawn, five master bedrooms, two baths; on seat branch Delaware River; elevation 1,500 feet ternished court; farm attached; operated by tenant farmer. W. E. FINN, 165 Breadway.

A private summer collage to rent for the season, located next to Pine Crove Springs Hotel at Shofford Lake, New Hampshire, For full information write or phose F. C. CLARK, 2180 North aw, Bridgeport, Comp.

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Trusped opportunity to secure for summore most attractive states have been supportunity to secure for summore that attractive state house, overlooking that lagron Bay: family bedrooms, 2 boths, skeeping percess, 2 servants bedrooms and boths; savage for two cars; act and boths; results; savage for two cars; act and flowers; adjacent to golf slob and flowers; adjacent to golf slob and ICESSIVIL C. BRILLEGES, York Hardon, Me.
TEN room cottage, farmished for houses having, Frequet vection New London, Codn. lighting OWNER, 272 McDonaugh et. likelyn.
VEHY desirable house of seven rooms and bath, informished situated directly on the water, Connecticut shoes one hour out; troi-

FOR THE PART - Two exceptional Adiron are Mountain cottons of exceptional Adiron are Mountain cottons of individual adiron are Mountain cottons of individual adiron are Mountain cottons of individual adiron are more and individual adiron and the mountain views and individual adiron and the mountain views \$1,000 and \$800. To inspect see FIGEBRICK LONG.
WAIR, Elizabethton, N.Y. Euriner particulars of JOHN STANDON, T. East 12, 1000 and the mountain views \$1,000 and the mountain views \$1,000 and \$800. The proof of the particular of JOHN STANDON, N.Y. Euriner particulars of JOHN STANDON, T. East 12, 1000 and the particular of JOHN STANDON, T. East 12, 1000 and the Toward, N. J.

Toward, N. J.

WESTCHESTER county, Mount Vernon, N. Y.—Nine room furnished house: garnes for two cars, very near Pelham and Pelham Mannr sections 338 Egmont av. Apply premises or pione 3184 Murray 1011.

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WINDERE, L. I. Residence, 8 rooms and bath, to cent for season, all furalshed. Phone Woodmere 5247, party W.

ber in KENNY, 37 Hillen av Telephone 123 Garden City.

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Schrook Lake, N. Y.

The most reside space known air specially beneficial for tires and nervous people was certain for third and nervous people was certain for third and nervous people was beneficial for third and nervous people was certain for children givest harterst affine to be page formisched. It is not less than 15 feet from station. JEREMIAH ROBLES with the write for the page formisched. The most regretable is a state in the beautiful Pay of Clenfuegos, Cuba, the most important commercial port in Cuba and test from station. It is proporty has a water from the write for the page formisched summer camp or cortage; in Adironal with garage; for rent for senses, and specially included with garage; for rent for senses, and specially included with garage; for rent for senses, and specially included with garage; for rent for senses, and specially included with garage; for rent for senses, and specially included with garage; for rent for senses, and specially included the very good creek that is a mid-rent feet was of the property at the water front.

WANTELL Summer camp or cortage; in Adironal with garage; for rent for senses, and therefore a during of the finest front for the property of th

Consection—Sale or Rent.

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OWNERS: ATTENTION: SEND ME DETAILS AND LOWEST CASH PRICE OF CITY PROPERTIES: HAVE MANY CASH BUYERS: WILL CIVE QUICK ACTION. WOLFBON, 465 LEXINGTON AV. (420 ST.). PROPERTY MANACIEMENT DESIRED.
Manhattan, Brooklyn asilf vicinity, therough, careful attention; salary or commission references. SPECIALTY SERVICE COMPANY, 1482 Broadway, New York. LIVATE party wishes reuts to collect and PLIVATE party wishes reads to collect and cool after property. E. HAVDEN, 463 English et., Brooklyn.
TO Gwnera-Will invest bash prominent corners, wide frontage A. 163 Run-Herald,

WANT 75,000 to 100,000 square feet west

WANT for building, five or six stories, 50 to
100 feet from, west of Broadway, south of
Houston st., will buy or lease for long term,
FREDERICK FOX & CO., INC. (Mr.,
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York: 14 rooms, 2 or more baths and omprovements: at least two acres of lend full particulars. AllMSTHONG, improvements; at least two Send full particulars. All Sun-Herald, Herald square v and WANTED-Private dwellings many cash buyers for private houses, both Greenwich Village section and untown. Send parthuband for let I TELFAIR SMITH, II East 10th st. Phone Stuyresant 0542.

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Phone Woodmere 247, party W.

Bullard contage for rest: 20 rooms 6
In the controlly located C P BLAISDELL.

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FURNISHED house, located set or near water, 8-10 sloeping rooms; North Shore, L. L., preferred. A., 638 Sun-Herald, Pultons.

L. L., preferred. A., 638 Sun-Herald, Pultons.

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In Just a the at least four sleeping rooms, in Patharn or Dutchese county, near stream or like for bathing, with garage for one car, from June 15 to Sept. I. Write 2752 Marion av. Hrotx.

REFINED, comp. Jewish rough, with stream of two boos, ages three and seven, will stare summer home with roung, refined family and season; Expense does not matter if people are congenial. We have a Caddine car and chauffeur which you can share without expense.

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